LOT 4 BLOCK E TROY PINE ADD.

309-520, 570-159, 630-232, 753-2

PEARCE LOIS E LIVING TRUST
573 SW MOONSHADOW GLN
LAKE CITY, FL 32025

2027

10-4S-16-02901-005

BUILDING CHARACTERISTICS

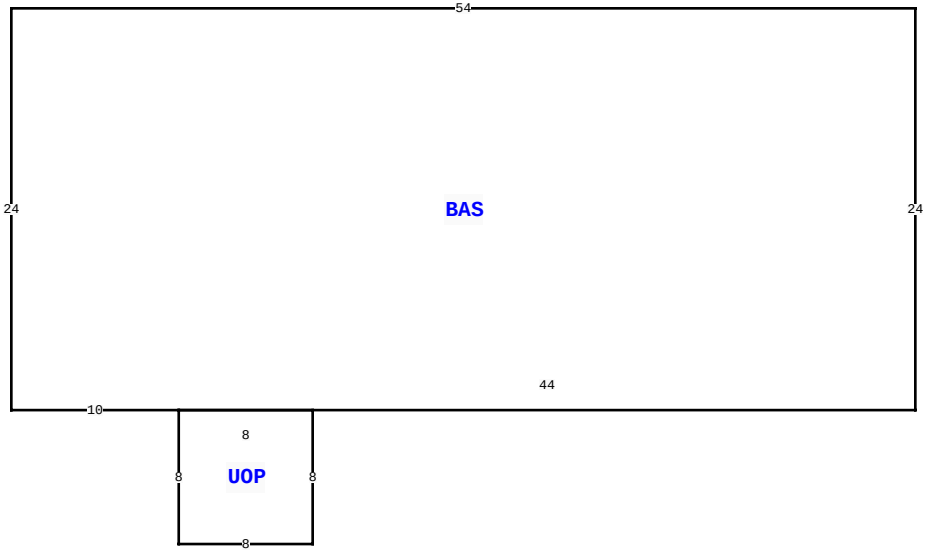
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	21,042
UOP	64	25		16	260
TOTALS	1,360			1,312	21,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,312	90.1935	54.12	71,005	1994	1994	0	0	10	60.00	30.00

1 MOBILE HME 0% - 2026 Heated Area: 1296 HX Base Yr



306 SW SUNSET WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
6	0031	BARN,MT AE	0	0	25	45	1,080.00	UT	11.00	11.00	100	2019	2019	3	100	11,880	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	21,302
TOTAL MARKET OB/XF VALUE	23,780
TOTAL LAND VALUE - MARKET	12,950
TOTAL MARKET VALUE	58,032
SOH/AGL Deduction	0
ASSESSED VALUE	58,032
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,032
TOTAL JUST VALUE	58,032
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/2403	11/07/2025	WD	U	I	37	60,000
GRANTOR: POWELL WILLIAM C						
GRANTEE: PEARCE LOIS E LIVIN						
1397/2346	10/31/2019	WD	U	I	30	100
GRANTOR: JASON POWELL & SHEILA						
GRANTEE: W C POWELL & D L PO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S24 E10 UOP= S8 E8 N8 W8$ E44 N24$.

LAND DESCRIPTION

TOTAL OB/XF 23,780

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	0.70	18,500.00	12,950.00	12,950							

REVIEW DATE 02/17/2026 BY TP Total Acres: 0.90 Total Land Value: 12,950 Market: 0 Agricultural: 0 Common: 12,950 PRINTED 11/17/2026 BY SYS